UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION

In Re:
Stephen W Schmitt
Karen K Schmitt,
Debtors.

Case No. 17-50638
Chapter 13
Judge C. Kathryn Preston

SUBMISSION OF REAL ESTATE APPRAISAL

Now comes debtors, Stephen W. Schmitt and Karen K. Schmitt, through counsel, and submits the Residential Real Estate Appraisal for 5952 Rangeline Rd. Mount Vernon, OH 43050 in furtherance of the within Chapter 13 case.

Dated: March 24, 2017

Respectfully submitted,

/s/ Michael T. Gunner

Michael T. Gunner (0002078)
Attorney for Debtor
c/o Isaac, Wiles, Burkholder & Teetor
2 Miranova Place, Suite 700
Columbus, Ohio 43215
Telephone: (614) 221-2121
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E-mail: mgunner@isaacwiles.com

Serve electronically upon:

U.S. Trustee's Office
Frank M. Pees, Chapter 13 Trustee

Serve by regular U.S. mail postage pre-paid:

Stephen W Schmitt
Karen K Schmitt
5952 Rangeline Rd.
Mount Vernon, OH 43050
Debtors

APPRAISAL OF REAL PROPERTY

LOCATED AT

5952 Rangeline Rd
Mount Vernon, OH 43050
12 5 2 W PT 8 32.112AC , morgan twp

FOR

Stephen W Schmitt & Karen K Schmitt

AS OF

03/02/2017

BY

G.Richard Coad
FIRST CHOICE APPRAISAL SERVICE LTD
275 S. 21ST STREET
NEWARK, OH 43055
(740) 344-2311
firstchoice@alink.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	5952 Rangeline Rd
	Legal Description	12 5 2 W PT 8 32.112AC , morgan twp
	City	Mount Vernon
	County	knox
	State	OH
	Zip Code	43050
	Census Tract	0074.00
	Map Reference	morgan twp
SALES PRICE	Sale Price	$
	Date of Sale	
CLIENT	Client	Stephen W Schmitt & Karen K Schmitt
	Owner	Stephen W & Karen W Schmitt
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,897
	Price per Square Foot	$
	Location	morgan twp
	Age	13
	Condition	average
	Total Rooms	7
	Bedrooms	4
	Baths	2.0
APPRAISER	Appraiser	G.Richard Coad
	Date of Appraised Value	03/02/2017
VALUE	Opinion of Value	$ 260,000

RESIDENTIAL APPRAISAL REPORT

File No.: RC07MAR17

SUBJECT

Property Address: 5952 Rangeline Rd | City: Mount Vernon | State: OH | Zip Code: 43050
County: knox | Legal Description: 12 5 2 W PT 8 32.112AC , morgan twp
Assessor's Parcel #: 51-00243.000
Tax Year: 2016 | R.E. Taxes: $ 2,997 | Special Assessments: $ 6 | Borrower (if applicable):
Current Owner of Record: Stephen W & Karen W Schmitt | Occupant: [X] Owner [ ] Tenant [ ] Vacant | [ ] Manufactured Housing
Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe) | HOA: $ [ ] per year [ ] per month
Market Area Name: competing country mkt areas | Map Reference: 34540 | Census Tract: 0074.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)
This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: develop a fair market opinion of value for informational purposes for the client/owner as of date of viewing 03/02/2017

Intended User(s) (by name or type): Stephen W Schmitt, Karen K Schmitt & attorney representing the owners
Client: Stephen W Schmitt & Karen K Schmitt | Address: 5952 Range Line Rd, Mount Vernon Oh 43050
Appraiser: G.Richard Coad | Address: 275 S. 21ST STREET, NEWARK, OH 43055

MARKET AREA DESCRIPTION

				Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use
Location:	[ ] Urban	[X] Suburban	[ ] Rural		PRICE $(000)		AGE (yrs)	One-Unit	35 %	[X] Not Likely
Built up:	[ ] Over 75%	[X] 25-75%	[ ] Under 25%					2-4 Unit	%	[ ] Likely * [ ] In Process *
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[X] Owner 95						
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[X] Tenant 5	55	Low	1	Multi-Unit	%	* To:
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply	[X] Vacant (0-5%)	575	High	150	Comm'l	%	
Marketing time:	[ ] Under 3 Mos.	[ ] 3-6 Mos.	[X] Over 6 Mos.	[ ] Vacant (>5%)	195	Pred	30	other	65 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): competing market areas in country settings in knox and licking county which offer similar type housing to the subject. market area loosely bounded by st rt 95-north, knox/licking county line-east, st rt 16-south and knox/licking county line-west. the competing market area is lightly developed with only an est 35% of development and combined with the earth bermed construction with subject makes comparables very limited indeed. the subject has easy access to main routes connecting the area to employment centers and support facilities. schools provide transportation for students. no factors apparent or made known regarding the neighborhood & market area which would be negative to value or marketability

SITE DESCRIPTION

Dimensions: irregular see legal | Site Area: 32.11 ac
Zoning Classification: AG | Description: Agriculutral-residential permitted use
Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning
Are CC&Rs applicable? [ ] Yes [ ] No [X] Unknown | Have the documents been reviewed? [ ] Yes [ ] No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain)

Actual Use as of Effective Date: single family residential | Use as appraised in this report: single family residential
Summary of Highest & Best Use: the analysis of highest & best use of subject was based upon the site being legally permissible, financially feasiable, physically possible & maximally productive to the land for the current use. single family residential is highest & best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private		
Electricity	[X]	[ ]	public/avg	Street	asphalt	[X]	[ ]	Topography	basically level with street
Gas	[X]	[ ]	public/avg	Curb/Gutter	none	[ ]	[ ]	Size	larger tract
Water	[ ]	[X]	well/private	Sidewalk	none	[ ]	[ ]	Shape	slightly irregular
Sanitary Sewer	[ ]	[X]	septic/private	Street Lights	none	[ ]	[ ]	Drainage	appears adequate
Storm Sewer	[ ]	[ ]	n/a	Alley	none	[ ]	[ ]	View	countryside/wetlands

Other site elements: [X] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 39083C0330D | FEMA Map Date 07/07/2009
Site Comments: please note that the subject includes 32+-ac in all, however, alot of the acreage is wetlands & a pond which cannot be developed. there is in the range of an est 6-8 acres of usuable land with the house. the remainder is left as wild lands. no public water or sewer avaiable at time of report. well & septic systems are typical in this area.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement [X] None		Heating	
# of Units	1.0 [ ] Acc.Unit	Foundation	pour conc/avg	Slab	100%	Area Sq. Ft.		Type	fa
# of Stories	1.0	Exterior Walls	vinyl/block/avg	Crawl Space	n/a	% Finished		Fuel	gas
Type	[X] Det. [ ] Att. [ ]	Roof Surface	metal/avg	Basement	n/a	Ceiling			
Design (Style)	earth bermed ranch	Gutters & Dwnspts.	alum/avg	Sump Pump	[ ] n/a	Walls		Cooling	
[X] Existing [ ] Proposed [ ] Und.Cons.		Window Type	wood therm/avg	Dampness	[ ] n/a	Floor		Central	yes
Actual Age (Yrs.)	13	Storm/Screens	yes/avg	Settlement	none appar	Outside Entry		Other	
Effective Age (Yrs.)	10			Infestation	none appar				

Interior Description		Appliances		Attic [ ] None		Amenities			Car Storage [X] None	
Floors	hd,ceram,lam/avg	Refrigerator	[X]	Stairs	[ ]	Fireplace(s) #	1	Woodstove(s) #	Garage # of cars (4 Tot.)	
Walls	dw/avg	Range/Oven	[X]	Drop Stair	[ ]	Patio	none		Attach.	
Trim/Finish	wd/avg	Disposal	[ ]	Scuttle	[ ]	Deck	none		Detach.	
Bath Floor	ceramic/avg	Dishwasher	[X]	Doorway	[ ]	Porch	front		Blt.-In	
Bath Wainscot	ceramic/avg	Fan/Hood	[X]	Floor	[ ]	Fence	none		Carport	
Doors	wd panel/avg	Microwave	[ ]	Heated	[ ]	Pool	none		Driveway	4
		Washer/Dryer	[ ]	Finished	[ ]	extras	pond		Surface	gravel

Finished area **above** grade contains: 7 Rooms 4 Bedrooms 2.0 Bath(s) 2,897 Square Feet of Gross Living Area Above Grade
Additional features: subject has front patio and view of the wetlands in front of home.

Describe the condition of the property (including physical, functional and external obsolescence): subject would be described in avg-good condition overall in comparison to other homes in the market area. the part of the exterior which is exposed is in avg-gd condition. the exposed siding & metal roof appear to be in avg-good condition with adequate remaining economic life to allow for the cost of replacement at a future date. subject furnace and central air also appear to have adequate remaining economic life as well. the floor coverings of the home show only typical wear & tear for a home of this age. the main unknown factor about the home is the appeal of earth bermed homes in the market area.

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RESIDENTIAL APPRAISAL REPORT

File No.: RC07MAR17

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): auditor tax card

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	5952 Rangeline Rd Mount Vernon, OH 43050	4732 Sportsman Club Rd Johnstown, OH 43031		20992 Newcastle Rd Gambier, OH 43022		3340 Grove Church Rd Gambier, OH 43022	
Proximity to Subject		12.72 miles SW		5.79 miles NE		6.77 miles SE	
Sale Price	$		$ 282,000		$ 250,000		$ 257,500
Sale Price/GLA	$ /sq.ft.	$ 122.18 /sq.ft.		$ 150.51 /sq.ft.		$ 104.80 /sq.ft.	
Data Source(s)		cbrmls#216018304 dom;32		cbrmls#215025472;dom 7		cbrmls#216030240;dom 46	
Verification Source(s)		auditor tax card		auditor tax card		auditor tax card	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		conv none known		arms length Conv;est cc3000	-3,000	arms length Conv;0	
Date of Sale/Time		s08/16;c07/16		s09/15;c07/15		s11/16;c09/16	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	morgan twp	liberty twp		college twp		clay twp	
Site	32.11 ac	12.05 ac	+10,000	32.87 ac	-30,000	11.78 ac	+50,000
View	countryside/wetland	countryside,woods		countryside;	0	countryside;	0
Design (Style)	earth bermed ranch	earth bermed ranch		conc block/ranch	0	frame/ranch	-40,000
Quality of Construction	avg	avg		avg		avg	
Age	13	32	+10,000	52	+20,000	9	0
Condition	average	average		average		average	
Above Grade Room Count (Total / Bdrms / Baths)	7 / 4 / 2.0	6 / 3 / 2.0	0	5 / 3 / 2.0	0	7 / 3 / 2.0	0
Gross Living Area	2,897 sq.ft.	2,308 sq.ft.	+11,780	1,661 sq.ft.	+24,720	2,457 sq.ft.	+8,800
Basement & Finished Rooms Below Grade	slab	slab		slab		2457sf0sfin	-10,000
Functional Utility	average	average		average		average	
Heating/Cooling	fa/central	fa/central		fa/central		fa/central	
Energy Efficient Items	typical	typical		typical		typical	
Garage/Carport	None	2 car gar	-5,000	2 car gar/wkshp	-8,000	2 car gar	-5,000
Porch/Patio/Deck	porch	porch		deck		pch,deck,pat	
extras	fp	fp,1470 horse bldg	-25,000	fp		2-24x32 bldgs,fenc	-15,000
Net Adjustment (Total)		☒ + ☐ -	$ 1,780	☒ + ☐ -	$ 3,720	☐ + ☒ -	$ -11,200
Adjusted Sale Price of Comparables		Net 0.6 % Gross 21.9 %	$ 283,780	Net 1.5 % Gross 34.3 %	$ 253,720	Net 4.3 % Gross 50.0 %	$ 246,300

Summary of Sales Comparison Approach the appraiser seached the nearby competing mkt area for home sales with similar property characteristics to the subject with regard to being earth sheltered & having large sf and acreage. sales similar to subject were very limited and only 1 similar earth sheltered (sale 1) was found in last year. this sale was adjusted for est contributory value of the entire site and not necessariiy a per acre basis due to differences in land values. the appraiser also included a concrete block home (sale 2) which was on similar acreage which was also adjusted for the est contributory value of entire site and not per acre basis. sale 3 was a frame home which offered similar amenities to the subject but required adjustments for frame construction & also mkt adjustment for est contributory value of the entire site and not a per acre basis. no sales were found which were equal or larger in sf than subject but there are homes that are larger in the market area but none have sold recently. the sales found had between 11.78 to 32.87 acres and were also in country locations like the subject.

the estimated land value for the subject was developed in this manner. there was 32 ac+- with the subject, however, only approximately 6-8 acres were buildable land. the remainder was wetlands and could not be further developed.
the appraiser researched land sales in the market area which indicated vacant land was selling from $3500 to $5200 per acre. the appraiser found the est value for the buildable 6-8 acres was in range of $4500/ac or $36,000 for the 8+- buildable acres and the remaining 24 acres would be in the range of $2000/ac or $48,000 which would translate to an est contributory value of $84,000 for the land.

the est contributory value of the land associated with each comparable sale was adjusted from this basis in developing the site adjustments for the grid. sales 1&2 & listing 4 were adjusted for age difference and typical wear & tear associated with age. all sales were also adjusted for the est mkt reaction to the usual market differences between the subject and comps. the adjusted sales prices of the comparables ranged from $246,300 to $283,780. most weight is given to the middle range due to the unique earth bermed construction of the subject and the lack of a garage or other amenities.

the estimated value of the subject is supported by the available sales in the range of $260,000 (two hundred sixty thousand & 00 dollars)

Indicated Value by Sales Comparison Approach $ 260,000

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RESIDENTIAL APPRAISAL REPORT

File No.: RC07MAR17

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): sale 1- 14.23 acres on camp rd sold 01/2016 at $75,000 or $5270/ac. sale2- 17.29 acres on new delaware rd sold 04/2016 at $90,500 or $5234/ac. sale 3- 24 acres on wooster rd sold 09/2016 at $100,000 or $4166/ac. sale 4- 12.00 acres on purity rd sold 04/2016 at $69,800 or $5816/ac. sale 5- 39 acres on wooster rd sold 09/2016 at $137,000 or $3512/ac. est contributory value of subject land was developed in this manner. the 8+- ac of subject land which are buildable were est at $4500/ac or $36,000 and the remaining 24+-ac of land which were not buildable acreage was est at $2000/ac or $48,000. this translates to an est total of $84,000 for subject land.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE =$
Source of cost data:	DWELLING Sq.Ft. @ $ =$
Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ $ =$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ $ =$
	Sq.Ft. @ $ =$
	Sq.Ft. @ $ =$
	=$
	Garage/Carport Sq.Ft. @ $ =$
	Total Estimate of Cost-New =$
	Less Physical | Functional | External
	Depreciation =$( )
	Depreciated Cost of Improvements =$
	"As-is" Value of Site Improvements =$
	=$
	=$
Estimated Remaining Economic Life (if required): Years	**INDICATED VALUE BY COST APPROACH =$**

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 260,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation the appraiser searched the competing mkt area for the most reasonable substitute properties for the subject which had sold in the last year. the appraiser included the 3 most similar sales in the report, despite their obvious differences. any sales not used were significantly different in age, size, lot size, construction or amenities and not most relevant to value for subject. the adjusted sales prices for the comparable sales was from $246,300 to $283,780. most weight given to the middle range due to the unique earth bermed construction of the subject and the lack of a garage and other amenities.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 260,000 **, as of:** 03/02/2017 **, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

ATTACHMENTS

A true and complete copy of this report contains 23 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: Client Name: Stephen W Schmitt & Karen K Schmitt

E-Mail: Address: 5952 Range Line Rd, Mount Vernon Oh 43050

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
[signature]	
Appraiser Name: G.Richard Coad	Supervisory or Co-Appraiser Name:
Company: FIRST CHOICE APPRAISAL SERVICE LTD	Company:
Phone: (740) 344-2311 Fax: (740) 344-2317	Phone: Fax:
E-Mail: firstchoice@alink.com	E-Mail:
Date of Report (Signature): 03/02/2017 viewed(signed 03/24/2017)	Date of Report (Signature):
License or Certification #: 2009003464 State: OH	License or Certification #: State:
Designation: State Certified Residential Real Estate Appraiser	Designation:
Expiration Date of License or Certification: 10/23/2017	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 03/02/2017	Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: RC07MAR17

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	5952 Rangeline Rd Mount Vernon, OH 43050	9110 Purity Rd Saint Louisville, OH 43071					
Proximity to Subject		11.49 miles SE					
Sale Price	$		$ 179,900		$		$
Sale Price/GLA	$ /sq.ft.	$ 74.96 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Data Source(s)		cbrmls#217007943;dom 104					
Verification Source(s)		auditor tax card					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		active listing					
Date of Sale/Time		active listing					
Rights Appraised	Fee Simple	Fee Simple					
Location	morgan twp	eden twp					
Site	32.11 ac	5.00 ac	+50,000				
View	countryside/wetland	countryside,woods					
Design (Style)	earth bermed ranch	earth bermed ranch					
Quality of Construction	avg	avg					
Age	13	29	+8,000				
Condition	average	average					
Above Grade Room Count (Total / Bdrms / Baths)	7 / 4 / 2.0	7 / 4 / 2.0		Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	2,897 sq.ft.	2,400 sq.ft.	+9,940	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	slab	slab					
Functional Utility	average	average					
Heating/Cooling	fa/central	fa/central					
Energy Efficient Items	typical	typical					
Garage/Carport	None	2 car gar	-5,000				
Porch/Patio/Deck	porch	pch,deck					
extras	fp	wbs,bldg	-5,000				
Net Adjustment (Total)		☒ + ☐ -	$ 57,940	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net 32.2 % Gross 43.3 %	$ 237,840	Net % Gross %	$	Net % Gross %	$

Summary of Sales Comparison Approach

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Supplemental Addendum

File No. RC07MAR17

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

PLEASE NOTE:
THE SUBJECT PROPERTY IS LOCATED WITHIN 20 MILES OF MY OFFICE. THIS ASSIGNMENT REQUIRES GEOGRAPHIC COMPETENCY AS PART OF THE SCOPE OF WORK. I HAVE SPENT SUFFICIENT TIME IN THE SUBJECT MARKET AREA AND UNDERSTAND THE NUANCES OF THE LOCAL MARKET AND THE SUPPLY AND DEMAND FACTORS RELATING TO THE SPECIFIC PROPERTY TYPE AND THE LOCATION INVOLVED. SUCH UNDERSTANDING WILL NOT BE IMPARTED SOLELY FROM A CONSIDERATION OF SPECIFIC DATA SUCH AS DEMOGRAPHICS, COSTS, SALES AND RENTALS. THE NECESSARY UNDERSTANDING OF LOCAL MARKET CONDITIONS PROVIDES THE BRIDGE BETWEEN A SALE AND A COMPARABLE SALE OR A RENTAL AND A COMPARABLE RENTAL.

CLARIFICATION ON REPORTING INTENDED USE AND USER:
THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT.
UNLESS SPECIFICALLY STATED WITHIN THE REPORT, THERE ARE NO ADDITIONAL USERS. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL REPORT FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL REPORT , REPORTING REQUIREMENTS OF THE APPRAISAL REPORT FORM AND THE DEFINITION OF VALUE AS DEFINED IN THE REPORT.

• • URAR : Neighborhood - Description
Subject is located in established country area in knox county in morgan twp south of mt vernon city area. The market area includes the similar country setting areas in the adjoining twps which offer similar amenities to the subject. Most of these areas are more than a mile away but would be competitive areas from a buyers perspective. The subject has easy access to several main state routes connecting the area to employment centers and support amenities. The neighborhood market area is spread out over a large country area in the surrounding townships and there are also some areas with smaller residential properties on small acreage, some large agricultural properties and many areas of undeveloped land which makes up a largest portion of the surrounding land use in the market area.
Home values in the area vary greatly depending upon the age, style, size, lot size & level of updating among other things
No factors apparent that would be negative to value or marketability concerning the neighborhood.

COMMENTS:
The analysis of highest & best use of subject was based upon the site being legally permissible,financially feasible, physically possible and maximally productive to the land for the current use. The subject use is a legally permissible use based upon its current zoning. The lot size, shape and land to building ratio alow the present structure and indicate good utilization of the site. Based upon current market conditions the existing structure is the most financially feasible and maximally productive use. If site was vacant, the highest & best use would be to construct a single family residence.

THE DATA CONSIDERED IN THIS REPORT WAS GATHERED BY APPRAISER FROM THE FOLLOWING SOURCES:
-personal viewing of the interior & exterior of subject property in all readily accessible areas including only walk up attics & uncovered crawl space areas easily accessed & has noted any readily observable conditions of the subject property. That is, conditions that are immediately noticeable and discernible during a typical site visit. This information was used to identify style, size, kind of construciton, eff age, physical condition and amenities & noting any physical, functional or external factors. square footage was calculated in accordance with american national standards institute.
-Researching public records via county website information
-Contact with knowledgable sources such as real estate brokers & sales people, builders, property managers & fellow appraisers from the area. .
-Researching local mls services to analyze active listings, sold listings, pending, withdrawn & expired listings, marketing time & any observable market trends which could have an impact or influence on the marketability of the subject.

The appraiser is not a whole house inspector. No attempt has been made to insure that the user of the report should rely on any condition of the subject improvements or site that are not readily observable to the appraiser during the site visit & viewing of the subject property.

With regard to the condition of the property, the condition & quality ratings listed are comparisons with homes in the same market segment. Sometimes it is necessary to make adjustments for condition & quality with regard to some properties either being more updated and remodeled or for differences in upgrades in quality of construction.

Please note that the subject is located in southern knox county in morgan twp but the actual competing market recognized by potential buyers for the subject includes other similar country settings in nearby competing twp areas which offer similar housing to the subject. These areas may be many miles away but would be reasonable substitutes for subject based upon market appeal & overall similarity to the subject from a buyers viewpoint.

Sales grid adjustments are considered self explanatory. They include adjustments for differences between the subject and comparables including location, lot size, age, condition, room count, br & bath count, bsmt differences & garage differences & other amenities. These adjustments are meant to reflect the estimated market reaction to the differences between the subject and the comparables.

est exposure time 180-270 days

Assumptions, Limiting Conditions & Scope of Work

File No.: RC07MAR17

Property Address: 5952 Rangeline Rd	City: Mount Vernon	State: OH	Zip Code: 43050
Client: Stephen W Schmitt & Karen K Schmitt	Address:		
Appraiser: G.Richard Coad	Address: 275 S. 21ST STREET, NEWARK, OH 43055		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

— The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

— The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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Certifications

File No.: RC07MAR17

Property Address: 5952 Rangeline Rd City: Mount Vernon State: OH Zip Code: 43050
Client: Stephen W Schmitt & Karen K Schmitt Address:
Appraiser: G.Richard Coad Address: 275 S. 21ST STREET, NEWARK, OH 43055

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

— The statements of fact contained in this report are true and correct.
— The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
— I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
— Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
— I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
— My engagement in this assignment was not contingent upon developing or reporting predetermined results.
— My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
— My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
— I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: Client Name: Stephen W Schmitt & Karen K Schmitt
E-Mail: Address:

APPRAISER	**SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)**
[signature] G.Richard Coad	
Appraiser Name: G.Richard Coad	Supervisory or Co-Appraiser Name:
Company: FIRST CHOICE APPRAISAL SERVICE LTD	Company:
Phone: (740) 344-2311 Fax: (740) 344-2317	Phone: Fax:
E-Mail: firstchoice@alink.com	E-Mail:
Date Report Signed: 03/02/2017 viewed(signed 03/24/2017)	Date Report Signed:
License or Certification #: 2009003464 State: OH	License or Certification #: State:
Designation: State Certified Residential Real Estate Appraiser	Designation:
Expiration Date of License or Certification: 10/23/2017	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 03/02/2017	Date of Inspection:

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Client	Stephen W Schmitt & Karen K Schmitt					File No.	RC07MAR17
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

— The statements of fact contained in this report are true and correct.

— The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

— Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

— Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

— I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

— My engagement in this assignment was not contingent upon developing or reporting predetermined results.

— My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

— My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

— Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

— Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 180-270 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

this appraisal report was prepared in accordance with the requirements of USPAP and FIRREA title XI as amended and any implementing regulations

APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
Signature: G.Richard Coad	Signature:
Name: G.Richard Coad	Name:
State Certified Residential Real Estate Appraiser	
State Certification #: 2009003464	State Certification #:
or State License #:	or State License #:
State: OH Expiration Date of Certification or License: 10/23/2017	State: Expiration Date of Certification or License:
Date of Signature and Report: 03/02/2017 viewed(signed 03/24/2017)	Date of Signature:
Effective Date of Appraisal: 03/02/2017	
Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only	Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 03/02/2017	Date of Inspection (if applicable):

APPRAISER DISCLOSURE STATEMENT

File No. RC07MAR17

Name of Appraiser: G.Richard Coad

Class of Certification/Licensure:
- ☐ Certified General
- ☒ Certified Residential
- ☐ Licensed Residential
- ☐ Temporary ☐ General ☐ Licensed

Certification/Licensure Number: 2009003464
Certification/Licensure State: OH **Expires:** 10/23/2017

Scope: This Report
- ☒ is within the scope of my Certification or License
- ☐ is not within the scope of my Certification or License

Service Provided By:
- ☒ Disinterested & Unbiased Third Party
- ☐ Interested & Biased Third Party
- ☐ Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:

G.Richard Coad

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

Subject Photo Page

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

Subject Front

5952 Rangeline Rd

Sales Price	
Gross Living Area	2,897
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	morgan twp
View	countryside/wetlands
Site	32.11 ac
Quality	avg
Age	13

Subject Rear

Subject Street

Subject Photo Page

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

Subject Front

5952 Rangeline Rd

Sales Price	
Gross Living Area	2,897
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	morgan twp
View	countryside/wetlands
Site	32.11 ac
Quality	avg
Age	13

Subject Rear

Subject Street

Photograph Addendum

Client	Stephen W Schmitt & Karen K Schmitt
Property Address	5952 Rangeline Rd
City	Mount Vernon County knox State OH Zip Code 43050
Owner	Stephen W & Karen W Schmitt

view of wetlands

view of wetlands

view of wetlands

liv rm

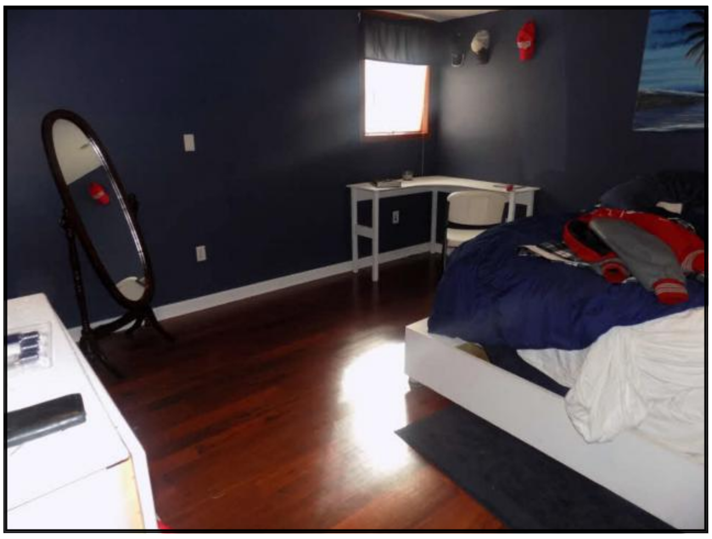
kitchen

kitchen (another view)

Photograph Addendum

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

bath



br

br

br

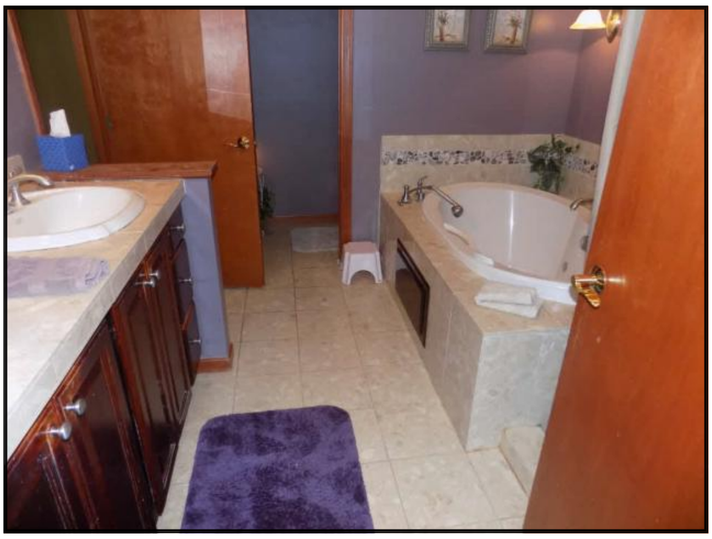
w/d hkup

family rm

Photograph Addendum

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

master br



master bath

jetted tub in master bath

ARMSTRONG AIR

furnace

water heater

heatilator

central vac

Comparable Photo Page

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

Comparable 1

4732 Sportsman Club Rd

Prox. to Subject	12.72 miles SW
Sales Price	282,000
Gross Living Area	2,308
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	liberty twp
View	countryside,woods
Site	12.05 ac
Quality	avg
Age	32

Comparable 2

20992 Newcastle Rd

Prox. to Subject	5.79 miles NE
Sales Price	250,000
Gross Living Area	1,661
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	college twp
View	countryside;
Site	32.87 ac
Quality	avg
Age	52

Comparable 3

3340 Grove Church Rd

Prox. to Subject	6.77 miles SE
Sales Price	257,500
Gross Living Area	2,457
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	clay twp
View	countryside;
Site	11.78 ac
Quality	avg
Age	9

Comparable Photo Page

Client	Stephen W Schmitt & Karen K Schmitt
Property Address	5952 Rangeline Rd
City	Mount Vernon County knox State OH Zip Code 43050
Owner	Stephen W & Karen W Schmitt

Competing Listing 4

9110 Purity Rd

Prox. to Subject	11.49 miles SE
Sales Price	179,900
Gross Living Area	2,400
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	eden twp
View	countryside,woods
Site	5.00 ac
Quality	avg
Age	29
	earth sheltered home

Comparable 5

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Photograph Addendum ex pics of earth sheltered homes considered in report

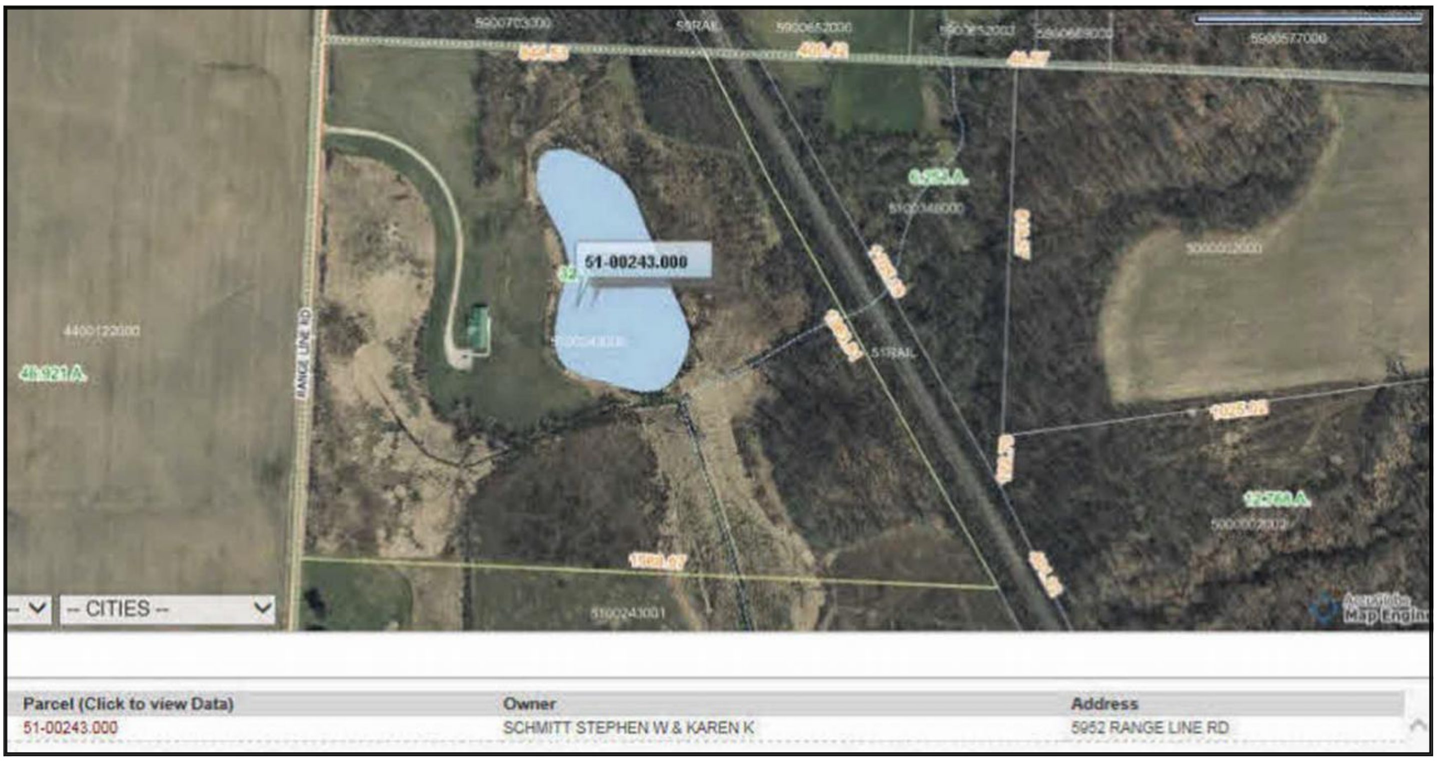
Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

4732 Sportsman Club Rd NW

9110 Purity Rd (listing)

Plat Map

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						


51-00243.000
RANGE LINE RD
-- CITIES --
Parcel (Click to view Data)
Owner
Address
51-00243.000
SCHMITT STEPHEN W & KAREN K
5952 RANGE LINE RD

zoning map

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

AG/R
AG
51-00243.000
-- CITIES --
Parcel (Click to view Data)
Owner
Address
51-00243.000
SCHMITT STEPHEN W & KAREN K
5952 RANGE LINE RD

deed

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

VOL 0507 PAGE 0841

024825 140

GENERAL WARRANTY DEED

Jean Ransom Hamilton, aka Jean Ransom aka Thelma Jean Ransom, married, of Knox County, Ohio, Mary K. Cramer aka Katheryn McCracken aka Katheryn McCracken Cramer, unmarried, of Sarasota County, Florida, and Robert W. Lee, married, of Wichita County, Texas, for valuable consideration paid, grants with General Warranty Covenants, (Per O.R.C. Secs. 5302.05 and 5302.06) to **Stephen** W. **Schmitt and Karen** K. **Schmitt, husband and wife,** remainder to the survivor of them, whose tax-mailing address is:

The following described real property:

The following real estate, situate in Lot 8, Quarter 2, Township 5, Range 12, Morgan Township, Knox County, Ohio and being described as follows: Commencing at a railroad spike found on the Morgan-Pleasant Township Line in the centerline of Range Line Road (Co. Rd. 57) at the northwest corner of Lot 8 and being the northwest corner and beginning point of the tract herein described; thence along the Morgan-Pleasant Township Line South 87 deg. 35' 24" East 844.53 feet to an iron pin set on the west line of the B. & O. Railroad (100'); thence along the west line of said railroad South 29 deg. 15' 29" East 1363.81 feet to an iron pin set; thence North 87 deg. 28' 20" West, passing through an iron pin set at 1549.97 feet, a total of 1569.97 feet to the centerline of Range Line Road; thence along the centerline of said road and the Morgan-Miller Township Line North 2 deg. 52' 38" East 1157.55 feet to the point of beginning, containing 32.112 acres as surveyed in November 2001 by Tracy & Mills, Surveyors 10 E. Vine Street, Mt. Vernon, Ohio, David R. Mills, Surveyor #7157, Ohio. North based on Survey Record O, Page 364. Note: Iron pins set are 5/8" x 30" rebar with plastic cap. Part of Parcel #51-00243.

Subject however, to all easements, covenants and restrictions of record.

Taxes shall be prorated to date of closing.

Parcel Number: 51-00243

Prior Instrument Reference: Volume 500, Page 169.

John Hamilton, spouse of grantor Jean Ransom Hamilton, hereby releases all rights of dower herein.

Sandra Lee, spouse of grantor, Robert W. Lees, hereby releases all rights of dower herein.

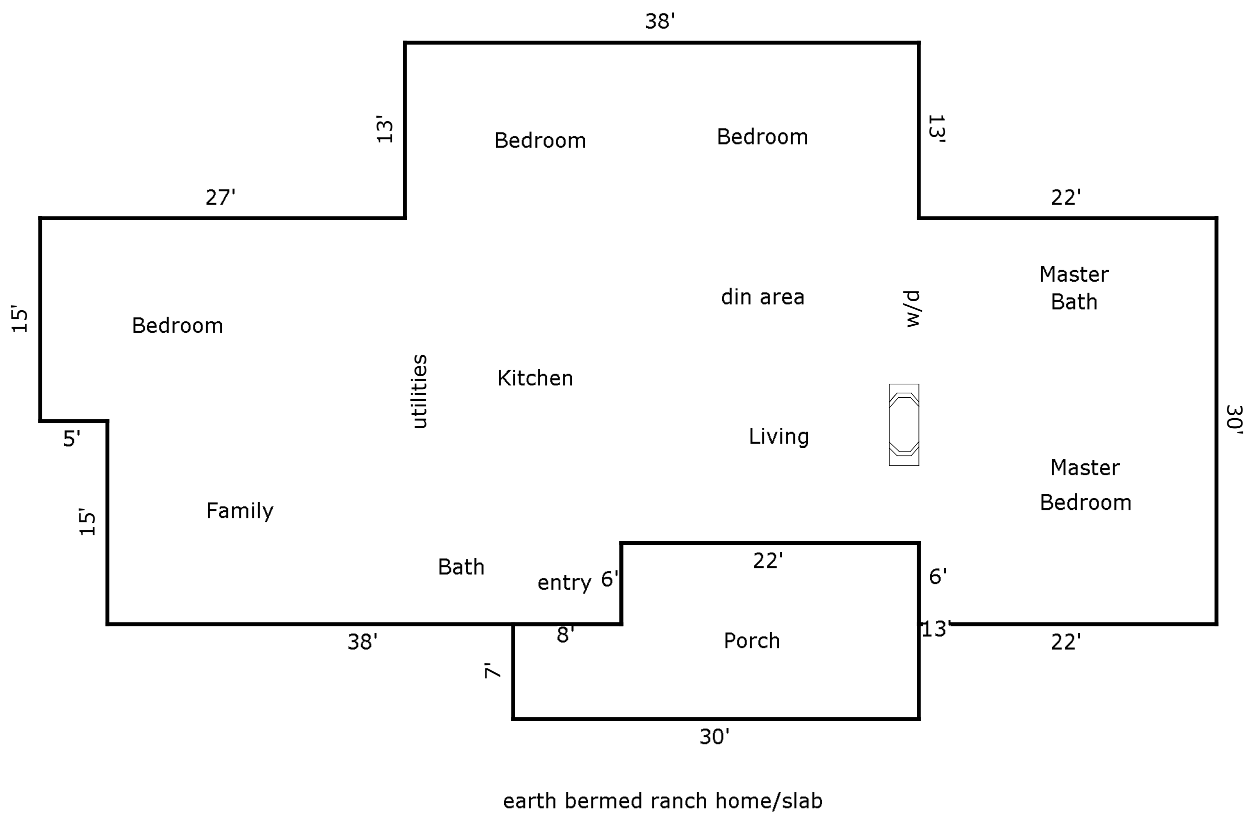
COMPARED

TRANSFERRED
SEC. 319.54 ___
SEC. 319.202 COMPLIED WITH
JUL 24 2002
MORGAN TOWNSHIP
KNOX COUNTY, OHIO

Jean Ransom Hamilton
Jean Ransom Hamilton

Building Sketch

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						


38'
13'
Bedroom
Bedroom
13'
27'
22'
15'
Bedroom
din area
w/d
Master
Bath
utilities
Kitchen
Living
30'
5'
Master
Bedroom
15'
Family
Bath
entry
6'
22'
6'
38'
8'
Porch
13'
22'
7'
30'
earth bermed ranch home/slab

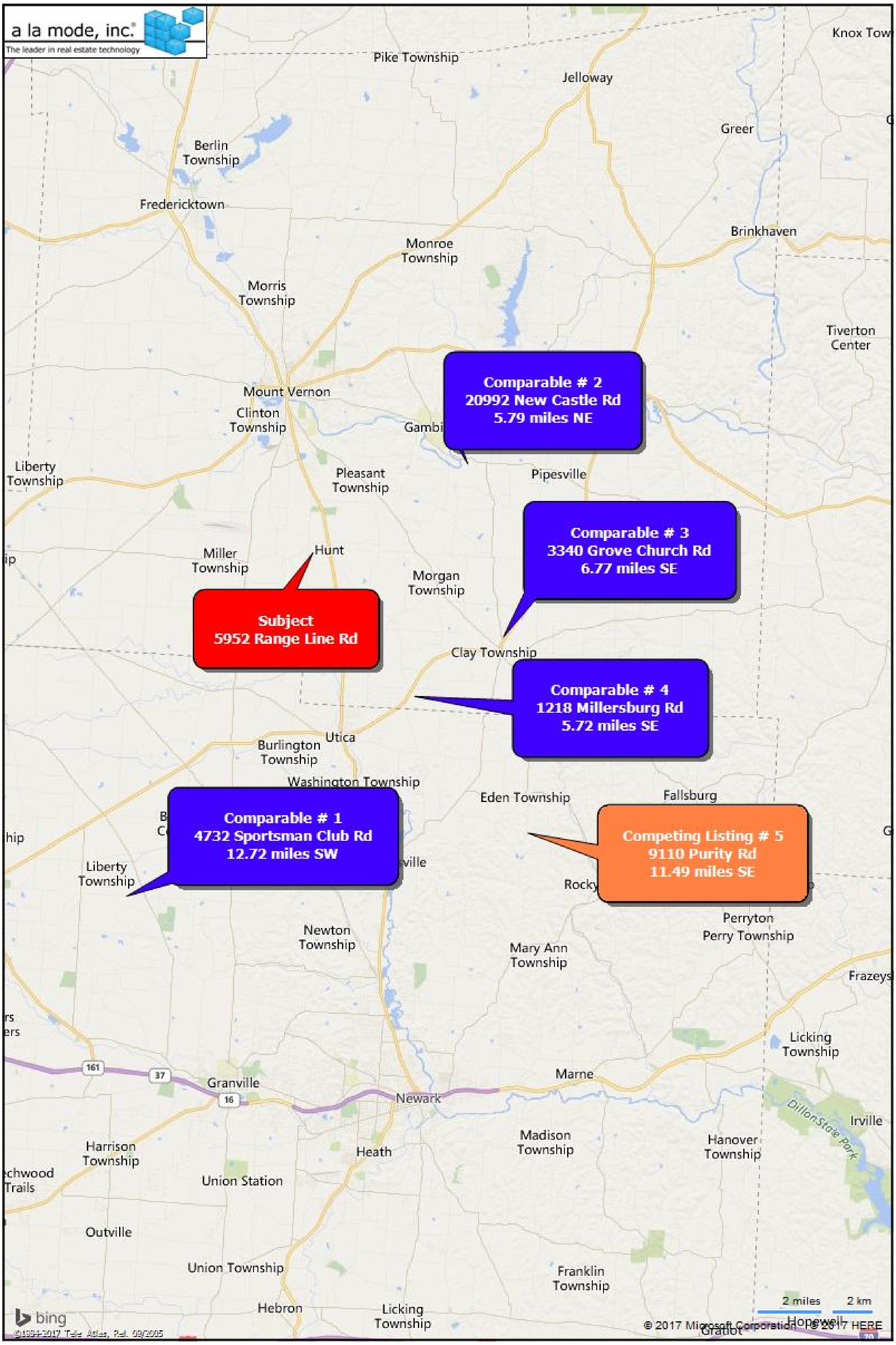
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	2897 Sq ft	38 × 13 = 494
		30 × 22 = 660
		24 × 22 = 528
		30 × 38 = 1140
		15 × 5 = 75
Total Living Area (Rounded):	**2897 Sq ft**	
Non-living Area		
Open Porch	342 Sq ft	7 × 8 = 56
		13 × 22 = 286

Location Map

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						


a la mode, inc.
The leader in real estate technology
Comparable # 2
20992 New Castle Rd
5.79 miles NE
Comparable # 3
3340 Grove Church Rd
6.77 miles SE
Subject
5952 Range Line Rd
Comparable # 4
1218 Millersburg Rd
5.72 miles SE
Comparable # 1
4732 Sportsman Club Rd
12.72 miles SW
Competing Listing # 5
9110 Purity Rd
11.49 miles SE
Pike Township
Jelloway
Greer
Berlin Township
Fredericktown
Brinkhaven
Monroe Township
Morris Township
Tiverton Center
Mount Vernon
Clinton Township
Pipesville
Liberty Township
Pleasant Township
Miller Township
Hunt
Morgan Township
Clay Township
Burlington Township
Utica
Washington Township
Eden Township
Fallsburg
Liberty Township
Newton Township
Perryton
Perry Township
Mary Ann Township
Frazeys
Licking Township
Granville
Newark
Marne
Dillon State Park
Irville
Harrison Township
Madison Township
Hanover Township
Heath
Union Station
Outville
Union Township
Franklin Township
Hebron
Licking Township
bing
2 miles
2 km
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license

Client	Stephen W Schmitt & Karen K Schmitt						
Property Address	5952 Rangeline Rd						
City	Mount Vernon	County	knox	State	OH	Zip Code	43050
Owner	Stephen W & Karen W Schmitt						

STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: G Richard Coad
LIC/CERT NUMBER: 2009003464
LIC LEVEL: Certified Residential Real Estate Appraiser
CURRENT ISSUE DATE: 08/08/2016
EXPIRATION DATE: 10/23/2017
USPAP DUE DATE: 10/23/2018

G Richard Coad
First Choice Appraisal Serv.
275 S 21st St
Newark, OH 43055-2423